



GRASSROOTS
REALTY GROUP

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76 Lucas Boulevard NW
Calgary, Alberta

MLS # A2329584



\$869,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,411 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Wood	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

NEW PRICE! \$869,000.00, Don't miss this incredible opportunity! Open House Sat/Sun 2:00 - 4:00pm! Welcome to this stunning, spacious, and cozy home in the vibrant community of Livingston, ideally located just steps from Livingston Park. Thoughtfully designed with comfort, style, and functionality in mind, this exceptional property offers incredible living space and a rare carriage legal suite—perfect for extended family and/or rental income. Current rental income is approximately \$1400/m, with tenant. The main floor features a beautifully appointed kitchen that serves as the heart of the home, complete with a large central island, elegant granite countertops, rich white cabinetry, stainless steel appliances, and a sleek matte-finish faucet. Stylish cylinder pendant lighting and a chandelier enhance the space, while double pantry doors provide generous storage. The open-concept layout flows effortlessly into a bright and spacious living room, highlighted by large windows that bring in an abundance of natural light. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat featuring a 5-piece ensuite with double sinks, plenty of space, and beautiful natural light with views of the street. A second full bathroom, additional 4-piece ensuite access, and a conveniently located laundry room ensure practicality and comfort for the entire family. The basement offers nearly 700 sq. ft. of versatile space, ideal for a recreation room, games area, home gym, or a combination tailored to your lifestyle. The Basement is also equipped with an HRV System that provides fresh air intake throughout the home. Adding tremendous value is the rare and beautifully designed carriage legal suite, featuring its own separate entrance, private balcony, full kitchen with refrigerator, oven, microwave, and dishwasher, as well as its own

laundry. The legal suite also includes a spacious bedroom and a den, offering excellent flexibility for family and guests and potential rental use. The property is complete with a double attached garage at the rear, along with additional street parking—providing space for extra vehicles. This exceptional Livingston home offers the perfect blend of luxury, space, and investment potential in a prime location! The Livingston Homeowners Association benefits includes: Gymnasiums, Banquet Hall, Meeting Rooms, Parks and Playgrounds, Summer Splash Park, Winter Ice Rink, Sand Tables, Basketball Court and Tennis Court! The Carrington Plaza is only 5 minutes from the home, access to Stoney Trail is only 5 minutes with Country Hills Plaza and the Vivo Center a mere 10 minutes away!